



# AGENCE GAI SOLEIL

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159 000 €

Buying vineyard house

4 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 330 m<sup>2</sup>

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : to renovate

External condition : Bon

Couverture : tiles

Features :

Cheminée, Buanderie, Calme

3 bedroom



## Vineyard house 7101 Nissan-lez-Enserune

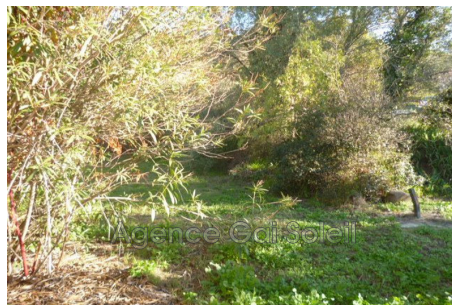
NISSAN LEZ ENSERUNE, Close to the center, atypical house of approximately 150 m<sup>2</sup> living space on a plot of 330 m<sup>2</sup>. It is composed as follows: At the entrance, an intimate patio of approximately 50 m<sup>2</sup> welcomes you. On the ground floor, a beautiful living room with Languedoc fireplace, a lounge, a separate kitchen, laundry room and toilet. On the 1st floor, a mezzanine serving as a reading room and music corner. On the 2nd floor, 2 bedrooms, a dressing room, a bathroom and toilet. Adjoining this building, although independent, a type 2 apartment with kitchen, bedroom, bathroom and toilet. Finally, a rear plot of approx. 180 m<sup>2</sup> with car access. This property complex needs to be completely renovated, with enormous potential. Rare product on NISSAN!

Fees and charges :

159 000 € agency fees 5,66% à the responsibility of the buyer included

Document non contractuel

27/12/2024 - Prix T.T.C



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